

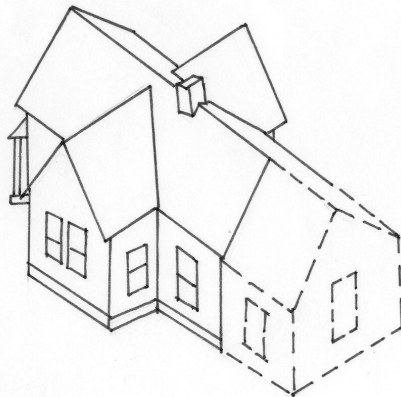
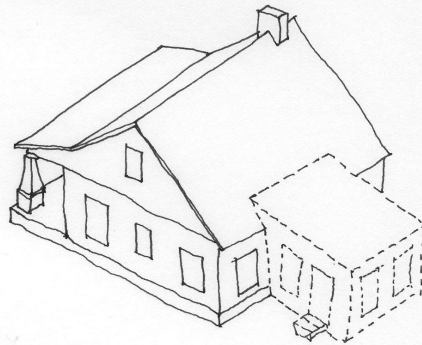
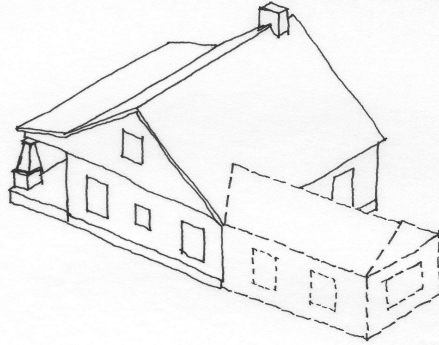
## 1. ADDITIONS (New Rooms)

Many of Barrington's dwellings are over one hundred years old and display additions added in later years. In planning new additions the best approach is to site additions where they will not be readily visible from the street, or where they will have the least effect on the building's overall form and plan. Additions should be in scale with the original house and not result in the loss of overall architectural character. The raising of rooflines for additional living space will not be appropriate for most dwellings. The rear of dwellings is the best location for the addition of rooms, wings, porches, or decks.

- A. should be located at the rear of buildings, not on the front or visible areas of the sides of buildings. The raising of rooflines for additional space is not appropriate for dwellings unless at locations which are not readily visible.
- B. should be secondary (smaller and simpler) than the original building in scale, design, and placement. Additions should compliment, rather than detract, from a dwelling's overall architectural character.
- C. should be of a compatible design in keeping with the original building's design, roof shape, materials, color, fenestration, and cornice heights, etc.
- D. should not imitate an historic style or architectural period earlier than the original building. For example, a Victorian-era Queen Anne style rear porch addition would not be appropriate for a 1920's Craftsman house.
- E. should appear distinguishable from the historic building, not an exact copy of it. Additions should be contemporary in design (not a replica) but compatible with the original building.
- F. should be built in a manner that avoids extensive removal or loss of historic materials and which does not damage or destroy the main architectural features of the building.
- G. should keep the exterior walls of the original building alone and use existing door and window openings for connecting the addition to the building.
- H. should not be made through enclosing an existing front porch or prominent side porch with glass or other materials.
- I. should not be made through the addition of a new story at the roof of a house.
- J. should be of materials compatible with the historic fabric of the house. The use of materials such as cementitious ("Hardiplank") is appropriate. Synthetic sidings such as vinyl or aluminum are not appropriate in the district.

## ADDITIONS: Illustrations

Appropriate additions placed at rear of house



**ADDITIONS: Illustrations (continued)**



Front

Rear

An appropriate rear addition at 121 West Lake Street



Front

Rear

An appropriate rear addition at 246 West Lake Street



**ADDITIONS: Illustrations (continued)**



Front

Rear

An appropriate rear addition at 410 South Grove Avenue



Front

Rear

An appropriate rear addition at 128 Coolidge Avenue

## 2. ARCHITECTURAL DETAILS AND FEATURES

*Architectural detailing is a major component in defining a building's character and style. Original architectural detailing should be preserved and maintained. If the details need to be replaced, the new materials should match the original as closely as possible.*

*Gingerbread, vergeboards, eaves, brackets, dentils, cornices, moldings, trimwork, shingles, columns, pilasters, balusters, or any decorative or character-defining features*

- A. should not be removed or changed if original to the building.
- B. should not be added unless original and authentic to the building and accurately based on physical, pictorial, or historical evidence (not guesswork) in materials, scale, location, proportions, form, and detailing.
- C. should be repaired rather than replaced.
- D. Should not be covered with vinyl or aluminum or other artificial siding.

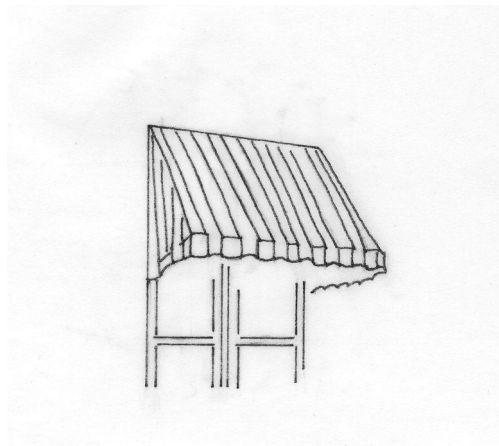
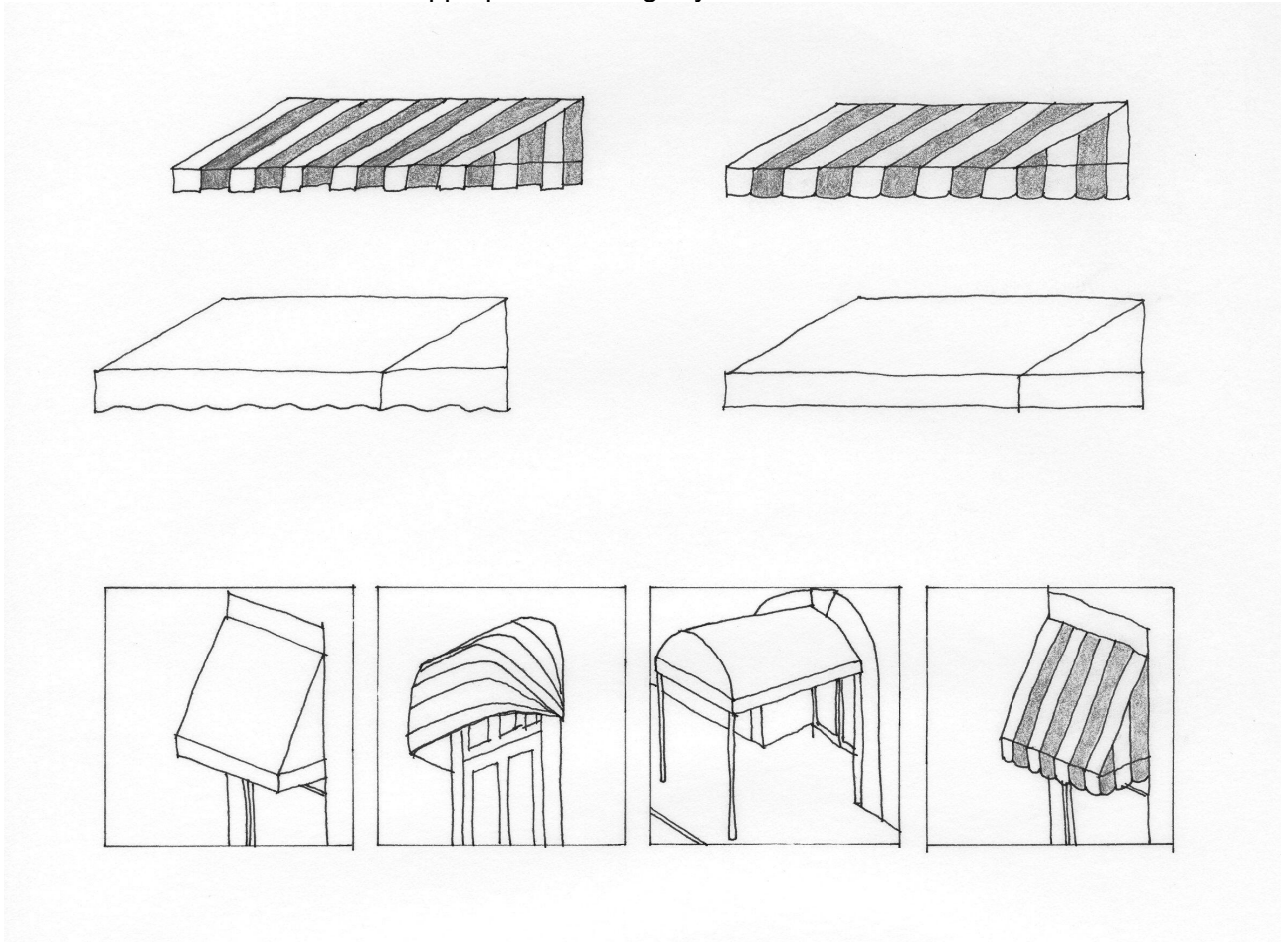
## 3. AWNINGS

*Canvas awnings for windows and porches were common features of buildings in the early 20th century. With the widespread use of air conditioning after World War II, the use of awnings declined. In recent years the use of awnings has increased because they can be attractive and save energy costs. Canvas and similar material awnings are appropriate for many Barrington dwellings.*

- A. may be added on buildings at traditional locations such as over windows and doors and attached to porches.
- B. should be of canvas. Awnings of vinyl-coated or acrylic materials are not permitted.
- C. should not cover or conceal significant architectural details.
- D. should be of colors to blend with the building.
- E. should be made to fit the opening. Rectangular window and door openings should have straight-across shed-type awnings, not bubble or curved forms. Awnings over windows with rounded or oval shapes should have curved awnings to match the opening.

## AWNINGS: Illustrations

Appropriate Awning Styles



## 4. BRICKWORK AND MORTAR

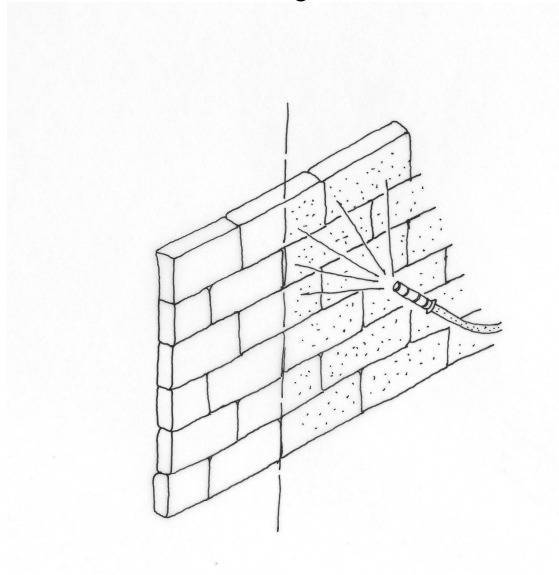
*Some of Barrington's buildings are of brick or brick veneer construction. Brick can last for hundreds of years if it is well maintained. The key to brick and mortar preservation is to keep out water and continue to use a soft mortar when repair is needed. Abrasive cleaning such as sandblasting erodes the skin of the brick and can cause water to get inside. The use of hard mortars like Portland cement can cause the brick to crack and break when it can't expand and contract with the hot and cold weather. Low pressure cleaning like using a garden hose and the use of soft mortar mixes are best for Barrington's brick buildings.*

- A. original to the building should be preserved and maintained.
- B. should never be sandblasted or subjected to any kind of abrasive cleaning.
- C. should never be cleaned with high pressure water which exceeds 600 pounds per square inch.
- D. should be cleaned with detergent cleansers if needed. If brick walls have bad stains or if paint removal is desired, the use of chemical stain and paint removers is appropriate. If chemical cleaners or paint removers are used on brick, always conduct a small test patch first on an inconspicuous part of the building to determine the effects of the chemicals.
- E. should be cleaned only when necessary to remove bad stains or paint build up. If there are only a few small stains or a little dirt on the walls it may be best to leave it alone. Do not introduce water or chemicals into brick walls if it can be avoided.
- F. should not be covered with silicone-based water sealants. Water sealants can have the effect of trapping water on the interior of the building and that can damage inside walls.
- G. which has never been painted should not be painted unless the brick and mortar is extremely mismatched from earlier repairs or patching. Previously sandblasted brick or brick which is in poor condition may be painted to provide a sealing coat.
- H. should not be stuccoed.
- I. which require repair should be done carefully to match the original brickwork and mortar, using hand tools, not electric power saws, to remove mortar.
- J. which require repointing (fixing the mortar between the bricks) should be repointed to match the original brick and mortar regarding width, depth, color, raking profile, composition, and texture.

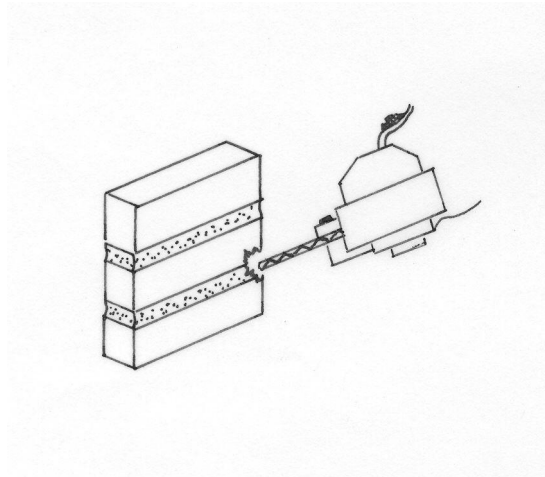
- K. which require repointing should never be repointed with Portland cement or other hard mortars but with soft mortars to match the original composition. If the original composition can't be determined, use a historic compound such as one part lime and two parts sand.
- L. features that are missing may be replaced with other brick to match. Salvage companies may have molded or decorative bricks to match those missing on a building.

## **BRICKWORK AND MORTAR: Illustrations**

Abrasive Cleaning is Not Allowed



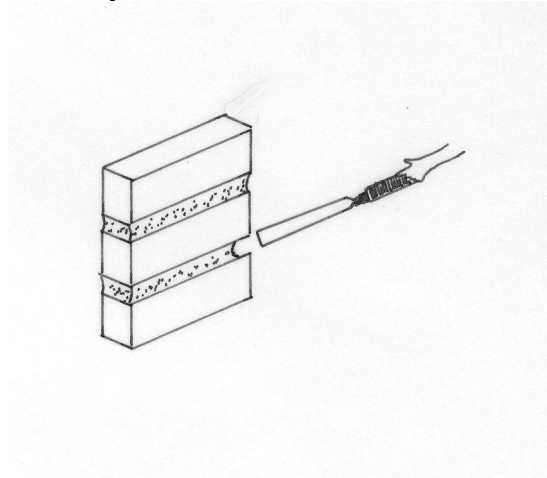
Mortar Should Not be Removed with Power Tools



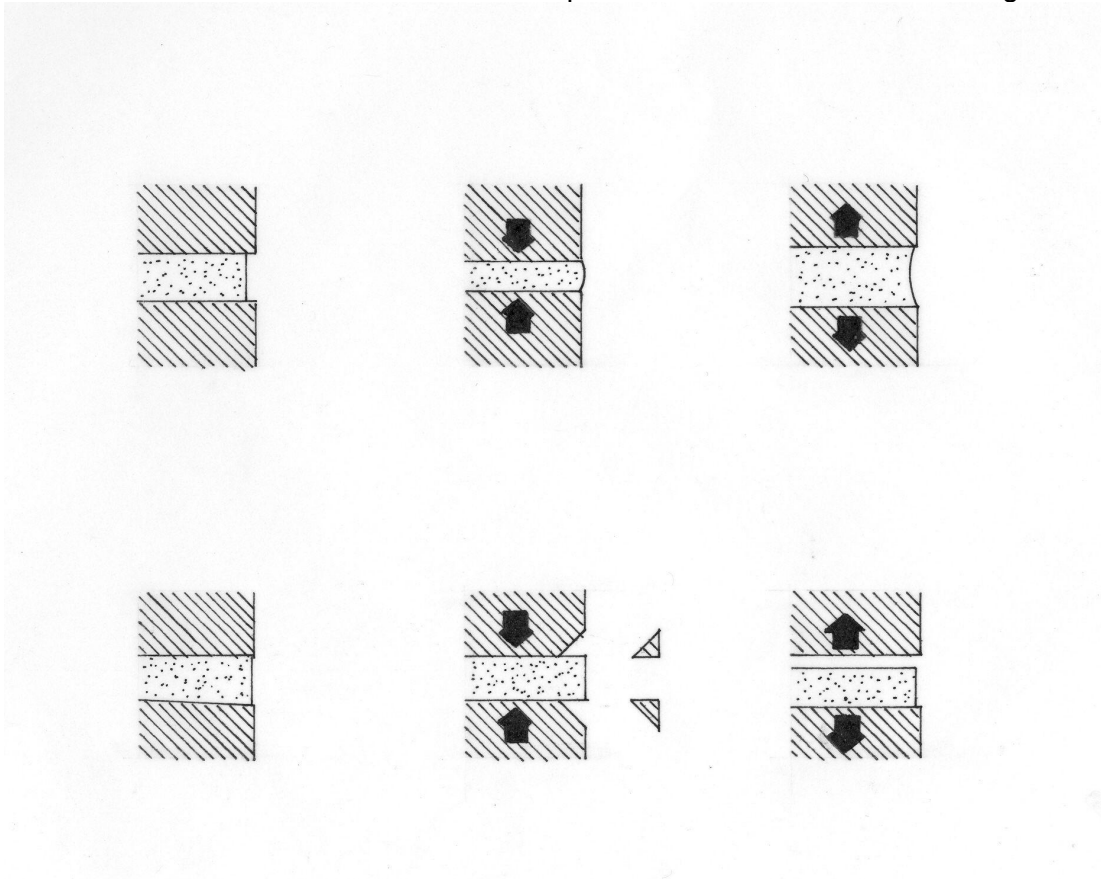


## BRICKWORK AND MORTAR: Illustrations (continued)

Always Clean Joints with Hand Tools



New Mortar Must Be Soft to Allow for Expansion and Contraction of Existing Bricks



## 5. CHIMNEYS

*Chimneys often feature decorative brickwork or designs which contribute to a building's architectural character. For some Tudor Revival and Craftsman dwellings, chimneys on the front of the house are important to its style. Chimneys should be maintained and preserved in accordance with the brick and mortar guidelines.*

- A. which are readily visible should not be removed or altered if original. Chimneys on rear facades or facades not readily visible from the street may be removed if in deteriorated condition.
- B. should be repointed and cleaned according to masonry guidelines to match original materials, colors, shape, and brick pattern. If chimneys have been extensively repointed resulting in mismatched colors and textures, painting the chimney dark red or brown is appropriate.
- C. should match their original design if they have to be rebuilt due to becoming unstable or if they are falling down.
- D. should have clay, slate, or stone caps. Stay away from the metal caps unless they fit right in the top of the chimney and are not easily seen from the street.
- E. should not be made of masonry materials and should not be covered with siding, stucco or other veneers.

## 6. DECKS

*Outdoor wood decks are popular additions and can usually work well with older buildings. As in the case of adding rooms, wood decks should only be built at the rear of buildings. Decks on the sides of buildings are also appropriate if they are screened from the street by fencing or landscaping.*

- A. should be located at the rear of buildings. If built on the side of a building the deck should be screened from street view with fencing and/or landscaping.
- B. should be stained or painted to match or blend with the colors of the building if readily visible from the street.
- C. should be simple rather than ornate in design. If visible from the street, wood decks are recommended to have square wood balusters set no more than three inches apart. Balusters should be no more than 2" in width and depth.
- D. Of wood construction are recommended. Synthetic based decking material may also be used if the deck is not readily visible from the street.

### DECKS: Illustrations

Appropriate rear deck installation

